

MARQUETTE HOUSING COMMISSION  
Minutes  
February 24, 2009

The meeting was called to order by President Jeeves at 4:03 P.M.

Present: Jeeves, Scullion, Jordan, Hamari

Absent: Burcar

In Attendance: Michael Dvorscak, Levi Ruohonen & Brian Williams (Government Class), Dave Kempner (Labor Attorney)

Approval of Minutes: Motion by Hamari, seconded by Scullion, to approve the January 27, 2009, regular meeting minutes as presented. Motion carried unanimously.

Public Comment: None

Bills and Communications: Motion by Hamari, seconded by Scullion, to approve and authorize payment of the balance of \$96,834.52 for General Fund, \$8,033.34 for Capital Fund; and \$14,012.33 for the Housing Choice Voucher Program. Pelto explained the bills that were out of the ordinary. Motion carried unanimously.

Cash Position Statements .Motion by Scullion, seconded by Hamari to accept and place on file the Feb. 17,2009, Cash Position Statement. Pelto reported she was meeting with River Valley Bank Friday to discuss options available to maximize interest earned on accounts at their bank. She is waiting for a call back from Northern Michigan regarding the HCV program funds. The board supported Pelto's attempts to earn more interest but not increasing fees, making sure a positive outcome is achieved. Motion carried unanimously.

Operating Statements: Motion by Scullion, seconded by Hamari, to accept & place on file the Combining Project Based Income Statement, Pine Ridge Income Statement, Lake Superior Village Income Statement, COCC Income Statement, Combining Project Based Balance Sheet, Combining Project Based Income Statement, and Combined Balance Sheet all programs, Combining Income Statement all programs. Pelto stated she had begun training on Operating Statements in today's Project Managers meeting. Motion carried.

TAR Reports: Motion by Jordan, seconded by Hamari, to accept and place on file the January TAR Reports for Lake Superior Village and Pine Ridge. The motion also covered writing off the following account:

18-04	\$347.60
25-11	\$731.65

67-09	\$100.00
76-11	\$120.22
120-12	\$487.03
Total	\$1,786.50

Motion carried unanimously.

Summary of Project Performance, January 2009: Motion by Hamari, seconded by Scullion, to accept and place on file. Pelto reported that LSV is within one of our goal of turning over apartments in 15 days or less. PR has a way to go but is working on it. Motion carried.

#### Executive Director's Report

Elevator incident: Pelto reported that we recently experienced an incident at Pine Ridge where a resident was trapped in the elevator in pitch darkness for 47 minutes. This never should have happened – that's why we have a generator. In fact, we recently put \$2,600 in the generator but it failed to 'kick on' during a recent power outage. Pelto contacted Otis Elevator to see if 1) could we have a battery operated emergency light put in each elevator and 2) if so, what would be the cost. The cost for two is around \$2,000 (\$2,162.00). The consensus of the board was to install the lighting now.

Package Deliver: Mixed reviews with the local post office. The Board would not like to see us refuse packages again.

MAHPI: Pelto reported she had contacted local banks regarding foreclosed property in Marquette, met with Peninsula Bank and Friday, Feb. 20, looked at the house at 20 Marquette Drive with the owner on Monday (it goes to foreclosure Thursday, Feb. 26, 2009). Current zoning would allow for a Adult Foster Care Facility in any residentially zoned neighborhood. This property is brand new, well built, and would (with renovations to the basement area) meet the needs for the LARC group. Pelto spoke with MSHDA late this afternoon regarding funding (not favorable) and is also researching the Section 811 Program as a possible funding source. It is expected that the neighborhood would not welcome such a use in their neighborhood.

Pelto also reported it is expected that we will begin construction of 49 affordable housing units at the Round House Site this season. A meeting has been set up by Pelto for her and MAHPI President Shelby Bischoff to meet with Mayor Kivela, Barry Polzin, and Steve Harrington to discuss the conditions of the site and our progress on the development.

Pelto reported that the State is drafting formal charges against the realtor that MAHPI filed a complaint on in February 2007.

## Report of Committees:

Pine Ridge: 3 vacancies at Pine Ridge, lease ups scheduled for 3/3 and 3/5; 10 are on the waiting list.

LSV: One vacancy (3 BR), 9 are on the waiting list.

HC V: 39 are on the program, not 43 as indicated in my written report – that was in error. There are 18 families on the waiting list, 9 holding vouchers looking for a suitable unit.

Youth and Family Center: Report was enclosed in board packet.

### Old Business

None

### New Business

Change in March Meeting Date: Because Pelto will be on vacation March 20-March 30, 2009, a change in meeting date is necessary. Motion by Hamari, seconded by Jordan, to forego the March meeting and to authorize a special meeting if necessary. Motion carried unanimously.

Five Year/Annual Agency Plan: Pelto explained that a Resident Advisory Board Meeting is scheduled for March 4 from 1:15 to 3 PM, the Public Hearing is scheduled for March 4, 2009, from 3 to 4 PM. Residents have 30 days to make comments, the public has 45 days. After the 45 day period Pelto will need to prepare a listing of all suggestions made and what we are doing about those suggestions – this compilation is added to the Plan. Then the Plan will be presented to the Board for adoption. Following the Board's adoption, it will be electronically submitted by Dvorscak to HUD for their review and approval. The Plan is due HUD by July 18 but we will likely have it ready to send in May. The Capital Fund Tables may all change from what is in them today - this is due to Obama's stimulus package that includes doubling our annual CF. If that happens, all Capital Fund Tables will need to be changed and we will be able to accelerate all proposed work outlined in the 5 year plan.

Executive Session: Motion by Hamari, seconded by Scullion, to adjourn into executive session as allowed under the Open Meetings Act, 15.268, (c), for collective bargaining. Labor Attorney Dave Kempner was present. Motion carried unanimously.

Motion by Scullion, seconded by Hamari, to adjourn out of Executive Session and back into regular session. Motion carried unanimously.

Motion by Hamari, seconded by Jordan, to adjourn at 5:44 PM. Motion carried unanimously.

*Bonnie J. Pelto*

Respectfully Submitted,

*Bonnie J. Pelto*